

# Rezoning Petition No. 2020-120

M/I Homes, Petitioner

Community Meeting

December 9, 2020

# Agenda

- I. Introduction of Rezoning Team Members
- II. Current Rezoning Schedule
- III. Site/Current Zoning/Rezoning Request
- IV. Land Use Plan
- V. Information on M/I Homes
- VI. Review of Rezoning Plan and Proposed Townhomes
- VII. Questions

# Rezoning Team

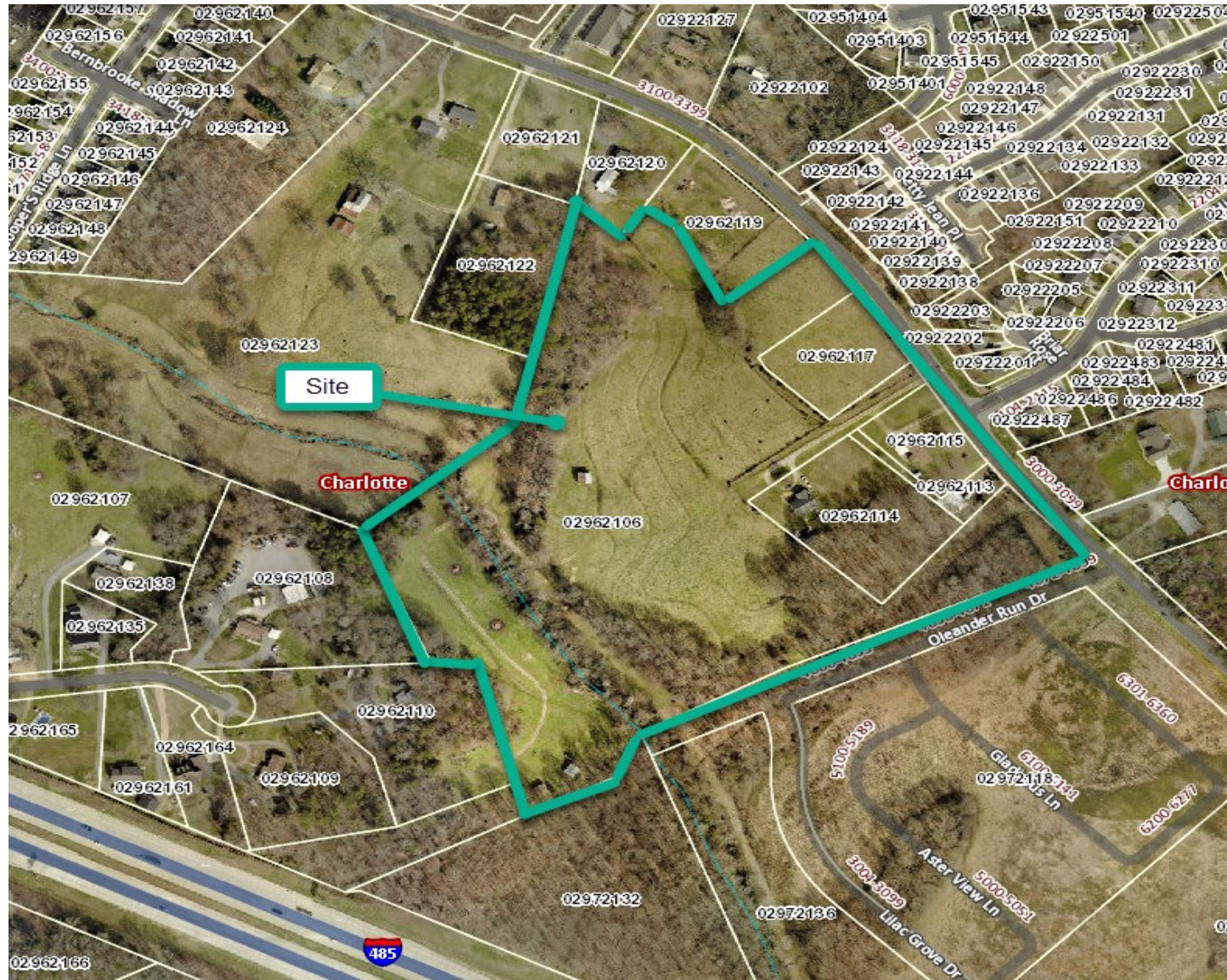
- Chad Lloyd, M/I Homes
- Morgan Rushnell, M/I Homes
- Jeremiah Murphy, M/I Homes
- Eddie Moore, McAdams
- John Carmichael, Robinson, Bradshaw & Hinson

# Current Rezoning Schedule

- Public Hearing: Tuesday, January 19, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center
- Zoning Committee: Tuesday, February 2, 2021 at 5:30 PM at the Charlotte-Mecklenburg Government Center
- City Council Decision: Monday, February 15, 2021 at 5:00 PM at the Charlotte-Mecklenburg Government Center

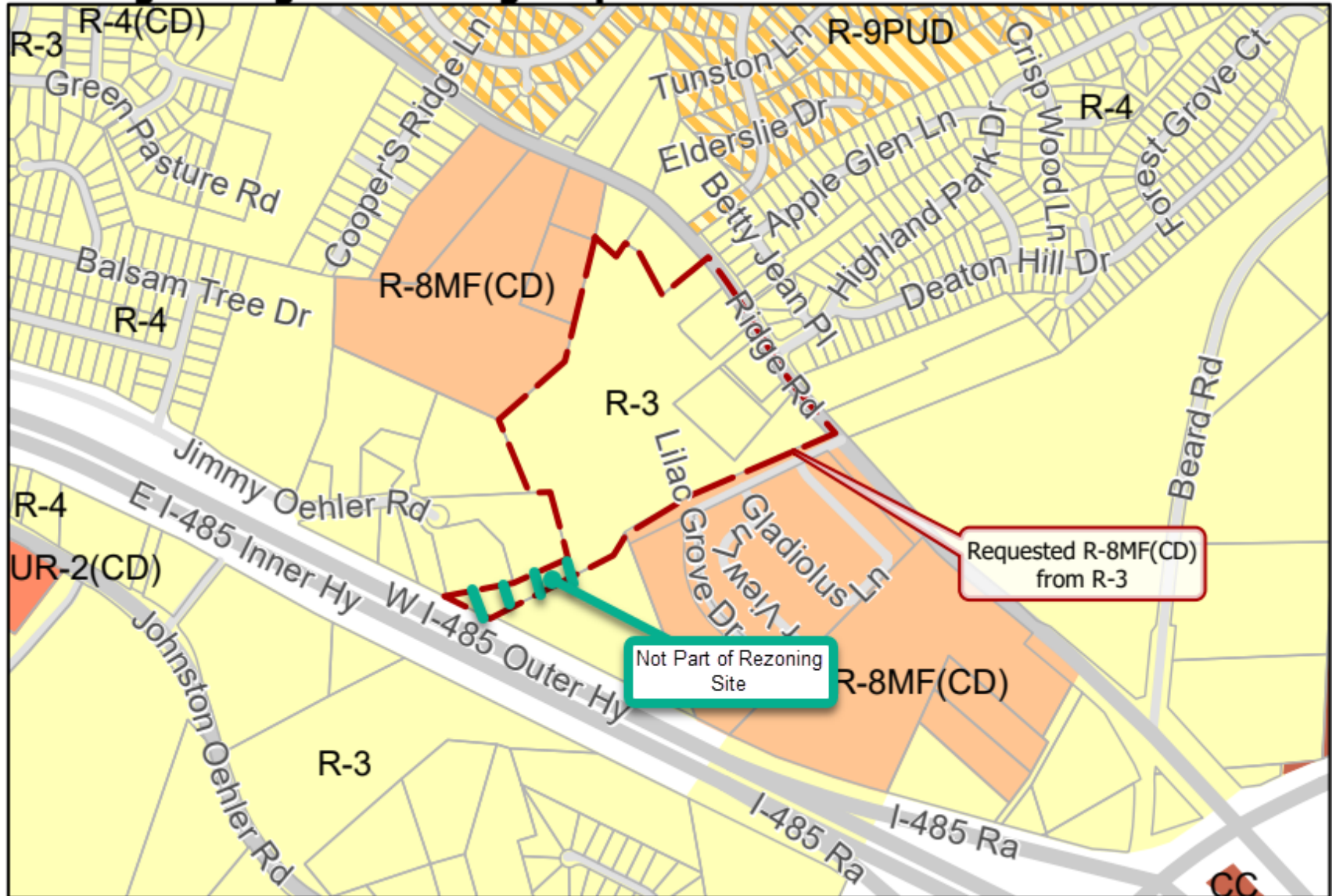








# Current Zoning of the Site and Nearby Parcels



# Rezoning Request

Requesting that the site be rezoned from the R-3 zoning district to the R-8 MF (CD) zoning district to accommodate the development of a maximum of 108 single family attached (townhome) dwelling units on the site

Density: 4.37 dwelling units per acre



# Land Use Plan



## Land Use Proposed: Prosperity Hucks Area Plan

Planning District

Plan Name

Prosperity Hucks Area Plan

Plan Adoption Date

7/26/2015, 8:00 PM

Adoption Type

Proposed Landuse Code

RESID4

Proposed Landuse Description

Residential <= 4 DUA

Residential Density

Zoning Designation

Rezoning Date

Zoning Petition

Generalized Landuse



M / I HOMES

Welcome to Better

# M/I Homes – Company Overview

- ◆ One of the nation's leading homebuilders – #12 on BUILDER 100
- ◆ Founded in 1976; went public in 1993
- ◆ 6,296 homes delivered and \$2.5B of total revenue in 2019
- ◆ \$166M of pre-tax income in 2019
- ◆ Selling in 225 communities in 15 markets (at 12/31/2019)
- ◆ Entered Detroit market with acquisition in 2018
- ◆ Diversified customer base including first-time and move-up buyers
- ◆ 11% annual growth in new contracts since 2008





*Community Locations:*  
Charlotte, NC

## Active Communities

Allen Mills  
Bretagne  
Cameron Creek  
Covington  
Edenton  
Farrington  
Harlow's Crossing  
Heritage  
Heritage at Neel Ranch  
McLean - The Conservancy  
MillBridge  
Poplin Grove  
Ramsey's Glen  
Selwyn Landing  
Walnut Creek  
Summers Walk  
Wrenn Creek

*Coming Soon*

Aberdeen  
Aviemore  
Harper's Run  
Kellerton Place  
Piper Landing  
Stallings Brook





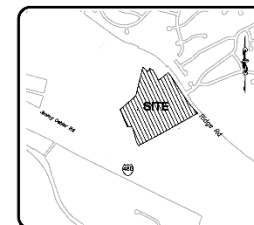
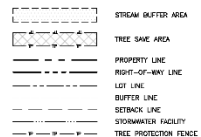
# Rezoning Plan

[illegible]

DENSITY CALCULATION:  
TOTAL SITE AREA = 24.74AC.  
NUMBER OF DWELLING UNITS: 108  
  
DWELLING UNITS/AC = 108/24.74 = 4.36 DU/AC

Legend:

- STREAM BUFFER AREA
- TREE SAVE AREA
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- BUFFER LINE
- SETBACK LINE
- STORMWATER FACILITY
- TREE PROTECTION FENCE



**VICINITY MAP**  
SCALE: 1" = 1000'

**CLIENT**

MS. MORGAN RUSHNELL  
M/I HOMES  
5350 77 CENTER DRIVE, SUITE 100  
CHARLOTTE, NORTH CAROLINA, 28217  
704.597.4524



**ABERDEEN II TOWNHOMES**  
REZONING PETITION 2020-120  
RIDGE ROAD  
CHARLOTTE, NORTH CAROLINA

## REVISIONS

NO.	DATE
1	1998
2	1999
3	2000
4	2001
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6	2003
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## PLAN INFORMATION

PROJECT NO.	MIH-20020
FILENAME	MIH-20020-R2
CHECKED BY	EM
DRAWN BY	JDS
SCALE	1"=60'
DATE	10.28.2020
<b>SHEET</b>	

## REZONING PLAN

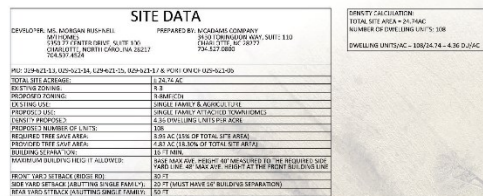
## RZ.01

For reprint requests, please contact: Dr. Jeffrey M. Gill, MD, PhD, Department of Psychiatry, University of Michigan, 1600 Hill Street, Ann Arbor, MI 48106-0642. E-mail: jmgill@umich.edu

2 inch = 60 ft.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTR





SCALE: 1" = 60'



# Representative Architecture



Front Elevation



**M/I HOMES**

Welcome to Better

**M/I Homes of Charlotte**

© M/I Homes 2019

04.26.19

# Aberdeen I and Proposed Aberdeen II





SCALE: 1"= 100'

**ABERDEEN II TOWNHOMES** REZONING PLAN RENDERING  
CHARLOTTE, NORTH CAROLINA

M-H 202002/  
M-H 20020  
10.07.2017

03



McADAMS

creating **experiences** through experience





**50' TYPE C BUFFER TYPICAL CROSS SECTION**  
 TYPE C BUFFER - 9 TREES & 20 SHRUBS PER 100'



ROBERT MCQUEEN JR. OCHLER  
 PARCEL 10/20/2020  
 ZONING: R-1

ROBERT MCQUEEN JR. OCHLER  
 PARCEL 10/20/2020  
 ZONING: R-1

PERFORMER HAS ATTEMPTED TO IDENTIFY  
 EXISTING UTILITIES WITHIN PROPOSED  
 BUFFER STRIP AND HAS NOTED THE FOLLOWING:

50' TYPE C BUFFER



SCALE: 1"= 100'



# Questions